



ADARSH WISTERIA

Off Hennur Road

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RERA No. Phase 1: PRM/KA/RERA/1251/446/PR/180627/001914



HAPPINESS IS CLOSER THAN YOU THINK

Imagine living in a thoughtfully designed, light-filled, high end villa.

Then imagine your location is not only midway between central Bengaluru and the International Airport, but also stands within its own vibrant community. The buzz of IT parks, shops, restaurants and entertainment are within easy reach, and so are relaxing green open spaces. Adarsh Wisteria - a new era of stylish living.



**EXQUISITELY
DESIGNED**

3 and 4 bedroom
Victorian styled
villas just off
Hennur main road.



Adarsh Wisteria is a modern interpretation of traditional Victorian style villas with contemporary architecture. An extravagance of space, beautifully translated into three exclusive type of villas. In short, it is a microcosm for exclusive private living at a very exclusive location.

THE WISTERIA LIFE

- The exclusive environment of a gated community assures safety, prestige and privacy. 24/7 security gives you peace of mind.
- Higher security levels, restricted traffic and lower vehicle speed makes the community a much safer environment for carefree children, joggers, and senior citizens.
- The excellent location off Hennur Road ensures close proximity to workplaces, healthcare, educational institutions and other essential lifestyle destinations.
- In the midst of a growing IT hub, a return on investment is certain.
- The ample greenery and landscaping soothes your mind and makes you feel like you are miles away from everything.
- Vast space, high ceilings, and large windows welcome you to a world of expansive living with ample natural light and fresh air.
- Wooden floored bedrooms and marble-floored living, dining and family rooms adds warmth and elegance to fine living.
- A brand called Adarsh. An assurance of quality and excellence.



**GET YOUR
GUESTS TALKING**

The spacious living rooms can turn into a lavish display of class. Add to this your creativity and make your own beautiful private retreat.



**LUXURY IN
EVERY DETAIL**

When it comes to style,
versatility is key.
We combine traditional details
with modern clean lines.
The dynamic design will make
the dining room well suited
equally for formal dining or
a more casual gathering.



**WHERE BEAUTY
BLENDS WITH
FUNCTIONALITY**

We realise that the kitchen is no longer a room just for cooking up delicacies, rather it is where family and friends gather. Our well designed kitchens combine real functionality with aesthetics.



**A SPECIAL
SPACIOUS RETREAT**

Nothing is quite as inviting,
as the place you rest your
head each night. The luxurious
bedrooms in Adarsh Wisteria
are the height of indulgence
and will offer you a glimpse
into the world that always
seemed out of reach.





The villa elevation, façade treatment, doors & window frames, colour, landscaping and car shown are purely indicative and for representation purposes only.



GROUND FLOOR



FIRST FLOOR



42' 3" X 69' 4" WEST FACING

AREA IN	SITE AREA	BUILT UP AREA	CARPET AREA
SQ. FT.	2775	3035	2481
SQ. MT.	257.80	281.96	230.49

* Built-up area indicated includes staircase headroom area.
** Odd size plot.

The furniture, fixtures, stepping stones and landscaping shown all around the villa are artistic impressions that are only indicative and are not a part of the offering. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the 'agreement for sale' and/or Adarsh Group prior to concluding any decision for buying in this project.



GROUND FLOOR



FIRST FLOOR



42' 3" X 65' 7" EAST FACING

AREA IN	SITE AREA	BUILT UP AREA	CARPET AREA
SQ. FT.	2750	3025	2348
SQ. MT.	255.48	281.03	218.14

* Built-up area indicated includes staircase headroom area.
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GROUND FLOOR



FIRST FLOOR



45' X 81' 7" EAST FACING

AREA IN	SITE AREA	BUILT UP AREA	CARPET AREA
SQ. FT.	3636	3520	2814
SQ. MT.	337.8	327	261.43

* Built-up area indicated includes staircase headroom area.
** Odd size plot.

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SPECIFICATIONS

STRUCTURE

Seismic zone II compliant RCC framed structure.

External walls with 8" solid block masonry and internal walls with 8"/4" solid block masonry.

PLASTERING

All internal walls are smoothly plastered with lime rendering.

External plastering with sponge finish.

FLOORING

Imported marble in foyer, living, dining, first floor family and internal staircase.

Engineered wooden flooring for all bedrooms and dressing rooms.

Vitrified tiles in the kitchen.

Imported marble flooring and dado up to 4'0" height for pooja room (wherever applicable).

Pressed clay tiles for all open sit-outs and terrace area.

Good quality ceramic tiles for covered sit-outs/balcony, toilets and utility.

Granite for main entrance.

Vitrified heavy duty tiles for garage with interlocking concrete pavers for drive way.

Ceramic tiles in maid's room and maid's toilet (wherever applicable).

TOILETS

Ceramic tiles dado up to 7' for all toilets except maid's toilet.

White colour EWC and washbasin with granite counter top and mirror in all toilets except maid's toilet.

Half pedestal wash basin & mirror in powder room.

Toughened glass partition with openable shutter in all bedroom toilets except maid's toilet for shower area.

Wall mixer with shower rod for all showers and single lever mixer for all wash basins except maid's toilet.

Health faucet in all toilets except maid's toilet.

Provision for geysers in all bathrooms.

DOORS

Main door with good quality engineered door frame and shutter of 8' height.

All internal doors are 7' in height and are made with good quality engineered door frames and shutters.

Stainless steel hardware for all doors except maid's room and toilet doors.

UPVC sliding door with mosquito mesh shutters in ground floor bedrooms/dining (wherever applicable).

WINDOWS

UPVC glazed window with mosquito mesh.

UPVC ventilators with translucent glass.

KITCHEN

2' wide black granite counter with stainless steel sink and drain board with sink mixer.

2' dado above counter area with ceramic glazed tiles.

Provision for water purifier point in kitchen.

Provision for washing machine in utility area.

Provision for instant water heater.

Provision for gas cylinder adjacent to kitchen with necessary copper piping arrangements.

PAINTING

Interior: Plastic emulsion paint.

Exterior: Acrylic emulsion paint.

Enamel painting for MS works.

PLUMBING

Good quality CP fittings.

Good quality PVC drainage pipes and storm water pipes.

Provision for solar water heating system.

Individual metering for water supply.

ELECTRICAL

TV points in living, family and all bedrooms.

Exhaust fans in all toilets and powder room except maid's toilet.

Exhaust fan provision in kitchen & maid's toilet.

Good quality electrical wires and switches.

Earth leakage circuit breaker (ELCB) for each villa (one for AC, heating and one for lighting).

One number data point in the master bedroom, living, dining and in first floor family of each villa.

Necessary miniature circuit breaker (MCB) will be provided at the main distribution box within each villa.

Telephone points in all bedrooms and living area.

Ceiling fan in living, dining, family and bedrooms.

Electrical AC points in all bedrooms, living area and family.

100% power back-up.

Individual metering for both BESCOM & DG power.

TV, TELEPHONE AND DATA

Concealed cabling for television in living, family, dining and all bedrooms.

Internal telephone cabling/wiring in all villas.

Gas leak detector.

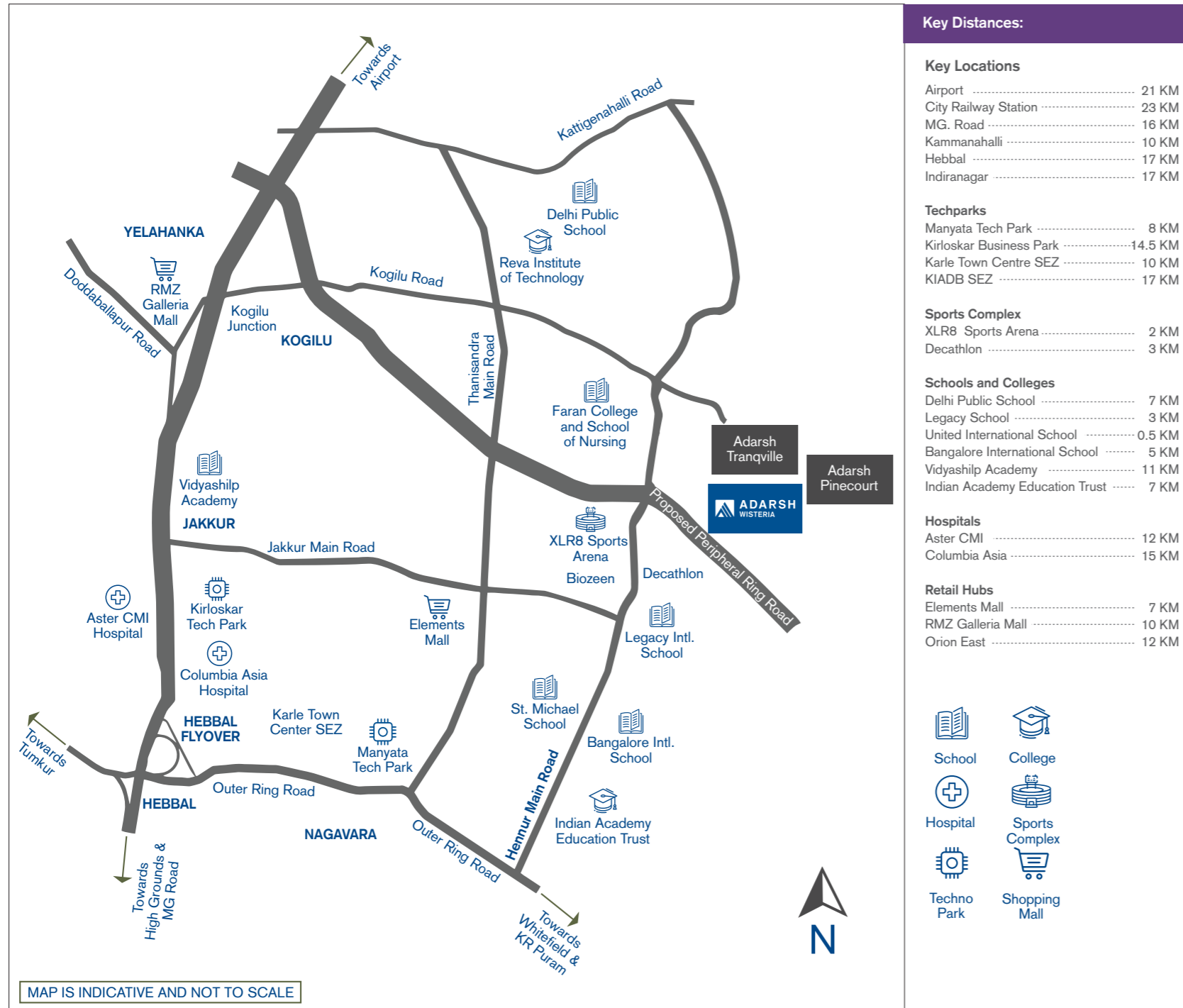
Fibre to the home.

CCTV surveillance at entry and exit of main gate.

RAIN WATER HARVESTING

Common rain water harvesting system as per municipal guidelines.

LOCATION MAP



ADARSH GROUP

A legacy of trust

Adarsh Group was founded in the year 1988 and is headed by Chairman & Managing Director, Mr. B M Jayeshankar.

Over the past three decades, Adarsh has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Homes crafted by Adarsh are a true showcase of finest architecture and best luxury amenities developed in pristine natural surroundings. Adarsh also boasts of an excellent in-house team consisting of 800 professionals in the design, procurement, project management, quality execution, and facility & property management departments. Backed by this dedicated and professional team, every property developed by Adarsh is a testament to their commitment to world-class quality and fine living that helps them stand the test of time.

This commitment to quality also fuels all practices at Adarsh and is the base for their three brand pillars:

TRUST

Customer satisfaction is the cornerstone of all efforts as the company endeavours to craft homes for lifelong happiness.

QUALITY

This is a pivotal philosophy that defines every Adarsh home with quality standards that define industry benchmarks.

CONSISTENCY

Every home built is a product of meticulous planning and fine attention to detail to meet customer expectations.

Today, Adarsh Group has developed and marketed over 16.51 million sq. ft. of high-end residential, commercial and hospitality spaces and over 26.84 million sq. ft. of projects are in various stages of development.

Adarsh Group is an ISO 9001:2008 & ISO 14001:2004 Certified Company.



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